



6863

FRIARS RD

SAN DIEGO
CALIFORNIA
92108

PRIME MISSION VALLEY OFFICE AVAILABLE FOR LEASE

COLTON SPEAS
Lic. 02062812

TOMMAS GOLIA
Lic. 01890744

JASON VIEIRA
Lic. 01896589

PIT
Commercial Real Estate


**PACIFIC COAST
COMMERCIAL**
SALES • MANAGEMENT • LEASING

PROPERTY FEATURES



PRIME MISSION VALLEY LOCATION

Centrally positioned with excellent access to major freeways, transit, and San Diego's top shopping, dining, and entertainment destinations.



HIGH VISIBILITY & ACCESSIBILITY

Exceptional frontage along Friars Road with unmatched visibility counts convenient ingress/egress.



SURROUNDED BY MAJOR DEVELOPMENTS

Minutes from Fashion Valley, Riverwalk Redevelopment, and major employment centers.



STRONG DEMOGRAPHICS

Dense residential and daytime population with strong median household income within a 1-mile radius.



PROXIMITY TO MAJOR FREEWAYS

Easy access to I-8, I-805, I-5, I-15 and SR-163 connecting all of San Diego County.



FLEXIBLE USE POTENTIAL

Ideal for professional office, light-medical, financial services, tech/creative firms, startups, and other uses seeking a central, high demand corridor.



PARKING

Covered and secured onsite parking with ample neighborhood parking available.



PROPERTY UPGRADES

New elevator and new HVAC equipment. Stylish office interiors featuring a classic brick exterior.



FASHION VALLEY
A SIMON MALL

FASHION VALLEY ROAD

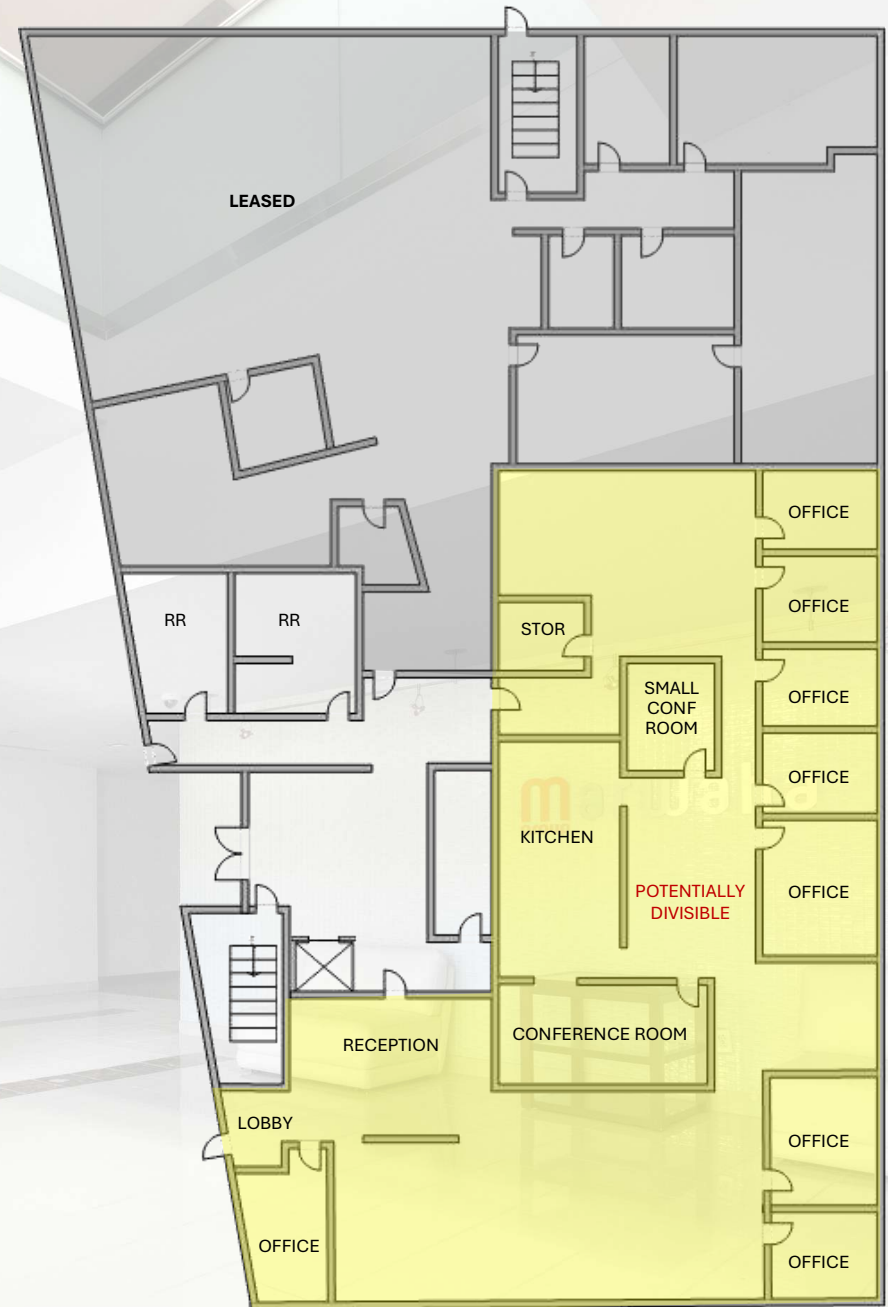
RIVERWALK

FRIARS ROAD

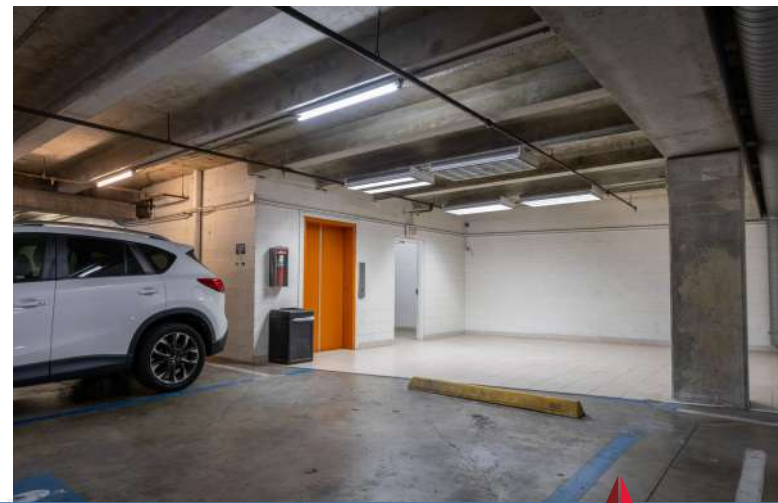
AVAILABILITY

Suite 101	± 5,813 SF
Features	8 private offices, large conference room, small conference room, break area, storage/IT, open office, reception
Signage	Contact Agent to discuss potential signage opportunities on Friars Road (40,658 VPD)
Lease Rate	\$1.95/SF - \$2.25/SF + Electric

Floor plan is not to scale; for reference purposes only.



PROPERTY PHOTOS



6863 Friars Road

LOCATION MAP



6863 Friars Road

NEARBY AMENITIES



6863 Friars Road

NOTEABLE MISSION VALLEY DEVELOPMENTS

RIVERWALK SAN DIEGO

A mixed-use development in Mission Valley, offering a blend of retail, residential, and outdoor recreation along the San Diego River. ([Link](#))



4,300 Residential Units 10% on-site affordable housing



97 Acres Open Space (50% site) 80% passive park, 20% active park



150,000 SF Neighborhood-Serving Retail



1,000,000 SF Class-A Office Close to transit and the I-8 to Reduce traffic on surface streets



New Transit Stop



Safety homeless Outreach Team will Partner with Riverwalk to help with homelessness and safety

SDSU WEST - MISSION VALLEY EXTENSION

This mixed-use development, with its emphasis on transit-oriented design and various amenities, will be a valuable addition to the San Diego State University (SDSU) campus and the surrounding area. ([Link](#))

4,600 residences, including affordable homes



1.6M+ square feet of research, office, technology, laboratory, and innovation space



95,000 square feet of neighborhood-serving commercial/retail, including a grocery and restaurants



35,000 capacity multi-purpose stadium



1 hotel with conference space



80+ acres of parks, recreation, and open space, including a River Park



4+ miles of pedestrian + bike trails and pathways





DEMOGRAPHICS (10 MILE RADIUS)



1,190,823
POPULATION



457,984
HOUSEHOLDS



36.6
MEDIAN AGE



\$772,036
MEDIAN HOME VALUE



\$15.7B
CONSUMER SPENDING



\$108,830
AVG HOUSEHOLD INCOME

Source: Costar.com

DRIVE TIMES

San Diego Intl. Airport	12 Mins
Downtown San Diego	12 Mins
San Diego State University	14 Mins
La Jolla UTC	16 Mins
Sorrento Mesa	16 Mins
East County	20 Mins
Del Mar	22 Mins
U.S-Mexico Border	28 Mins

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CONTACT INFORMATION

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SAN DIEGO
CALIFORNIA
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COLTON SPEAS

D: (858) 598-2873

Colton@PacificCoastCommercial.com

Lic. 02062812

TOMMAS GOLIA, CCIM

D: (858) 598-2891

Tommas@PacificCoastCommercial.com

Lic. 01890744

JASON VIEIRA

D: (858) 300-0375

Jason@PacificCoastCommercial.com

Lic. 01896589

OFFICE (619) 469-3600 | 10721 Trenea St., Ste 200, San Diego, CA 92131 | www.PacificCoastCommercial.com | Lic. 01209930

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